



## Gosnells, 3 Clara Street

### PRIME DEVELOPMENT SITE

If you're looking to invest in the City of Gosnells, this property deserves your attention. Positioned on an expansive approx 961sqm corner block with an impressive 47m frontage, it offers the perfect proposition for an attractive unit site.

Zoned R30/40 and featuring a street frontage subdivision potential (subject to council and WAPC approval), this opportunity is sure to catch the eye of savvy investors.

The location is just as compelling. Situated close to Gosnells Town Centre, it provides easy access to Tonkin and Albany Highways and is only steps away from the Canning River.

The home itself requires some work, but with some effort, you may be able to lease the property while finalizing subdivision approvals. There is even potential to retain the existing dwelling and build, maximizing the value of this prime block.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/8KNHA2](http://ljhooker.com.au/8KNHA2)

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**LJ Hooker Thornlie | Canning Vale**  
**(08) 9459 7788**

Corner blocks of this size and in such sought after locations are a rarity. Enquire today before it is gone.

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## More About this Property

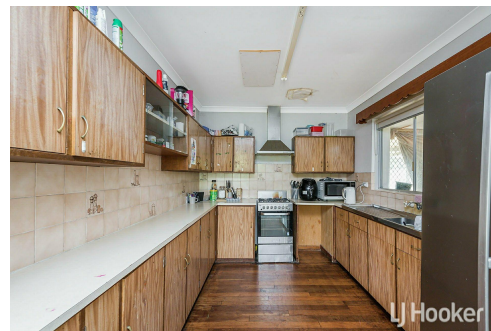
Property ID	8KNHA2
Property Type	House
Land Area	961 m2
Including	Toilets (2)

**Nathan Frisina 0431 714 375**

Director | Licensee | [nathan.frisina@ljhooker.com.au](mailto:nathan.frisina@ljhooker.com.au)

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